Rio Buena Vista Homeowners' Association

Financial Statement
Period Ending: July 31, 2026

HOAMCO

SERVING COMMUNITY ASSOCIATIONS SINCE 1991

2580 Highway 95, Suite 108
Bullhead City, AZ 86442
928-776-4479
800-447-3838
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Fiscal Year End: December 31
Accounting Method: Cash

Nicole Overlander, Community Manager
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RIO BUENA VISTA HOMEOWNERS' ASSOCIATION
BALANCE SHEET
7/31/2026

	Operating	Reserve	Total
Assets			
CASH			
1002 - First Citizens	$23.43		$23.43
1010 - *Alliance Operating Sweep 50 Checking-2123	$233,723.22		$233,723.22
1012 - Alliance Debit Card ($5000) - 3627	$4,963.56		$4,963.56
1050 - *Alliance Reserve Sweep 50 MM-0995		$225,960.49	$225,960.49
Total CASH	**$238,710.21**	**$225,960.49**	**$464,670.70**
FIXED ASSETS			
1400 - Land	$223,027.00		$223,027.00
Total FIXED ASSETS	**$223,027.00**		**$223,027.00**
Assets Total	**$461,737.21**	**$225,960.49**	**$687,697.70**

Liabilities & Equity	Operating	Reserve	Total
LIABILITIES			
2100 - Prepaid Owner Assessments	$9,959.71		$9,959.71
Total LIABILITIES	**$9,959.71**		**$9,959.71**
EQUITY			
3200 - Operating Equity	$418,236.45		$418,236.45
3500 - Reserve Equity		$201,591.01	$201,591.01
Total EQUITY	**$418,236.45**	**$201,591.01**	**$619,827.46**
Net Income	**$33,541.05**	**$24,369.48**	**$57,910.53**
Liabilities and Equity Total	**$461,737.21**	**$225,960.49**	**$687,697.70**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Income								
INCOME								
4100 - Homeowner Assessments	$15,327.69	$16,875.00	($1,547.31)	$117,034.82	$118,125.00	($1,090.18)	$202,500.00	$85,465.18
4310 - Assessment Interest	$4.34	$0.00	$4.34	$30.19	$0.00	$30.19	$0.00	($30.19)
4330 - Late Fees	$46.00	$0.00	$46.00	$404.20	$0.00	$404.20	$0.00	($404.20)
4350 - Lien/Collection Fees	$0.00	$0.00	$0.00	$260.00	$0.00	$260.00	$0.00	($260.00)
4600 - Interest Income	$57.64	$3.33	$54.31	$364.96	$23.31	$341.65	$40.00	($324.96)
4800 - Violation Fines	$0.00	$0.00	$0.00	$100.00	$0.00	$100.00	$0.00	($100.00)
4900 - Other Income	$54.31	$0.00	$54.31	$155.90	$0.00	$155.90	$0.00	($155.90)
Total INCOME	**$15,489.98**	**$16,878.33**	**($1,388.35)**	**$118,350.07**	**$118,148.31**	**$201.76**	**$202,540.00**	**$84,189.93**
TRANSFER BETWEEN FUNDS								
8900 - Transfer To Reserves	($3,423.75)	($3,423.75)	$0.00	($23,966.25)	($23,966.25)	$0.00	($41,085.00)	($17,118.75)
Total TRANSFER BETWEEN FUNDS	**($3,423.75)**	**($3,423.75)**	**$0.00**	**($23,966.25)**	**($23,966.25)**	**$0.00**	**($41,085.00)**	**($17,118.75)**
Total Income	**$12,066.23**	**$13,454.58**	**($1,388.35)**	**$94,383.82**	**$94,182.06**	**$201.76**	**$161,455.00**	**$67,071.18**
Expense								
ADMINISTRATIVE								
5100 - Accounting/Tax Prep Fees	$0.00	$750.00	$750.00	$1,775.00	$750.00	($1,025.00)	$750.00	($1,025.00)
5400 - Insurance	$0.00	$1,250.00	$1,250.00	($3,637.00)	$8,750.00	$12,387.00	$15,000.00	$18,637.00
5420 - Land Lease Expenses	$0.00	$208.33	$208.33	$148.86	$1,458.31	$1,309.45	$2,500.00	$2,351.14
5500 - Legal Fees	$0.00	$416.67	$416.67	($3,000.00)	$2,916.69	$5,916.69	$5,000.00	$8,000.00
5520 - Licenses/Permits	$0.00	$85.83	$85.83	$0.00	$600.81	$600.81	$1,030.00	$1,030.00
5530 - Lien/Collection Costs	$0.00	$25.00	$25.00	$0.00	$175.00	$175.00	$300.00	$300.00
5600 - Management Fees	$1,575.00	$1,575.00	$0.00	$11,025.00	$11,025.00	$0.00	$18,900.00	$7,875.00
5650 - Meetings	$0.00	$0.00	$0.00	$105.07	$0.00	($105.07)	$0.00	($105.07)
5800 - Office Supplies	$7.35	$41.67	$34.32	$308.65	$291.69	($16.96)	$500.00	$191.35
5810 - Postage	$22.83	$104.17	$81.34	$768.43	$729.19	($39.24)	$1,250.00	$481.57
5820 - Printing	$39.20	$104.17	$64.97	$1,561.00	$729.19	($831.81)	$1,250.00	($311.00)

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
5860 - Social Committee	$0.00	$41.67	$41.67	$0.00	$291.69	$291.69	$500.00	$500.00
5900 - Website	$0.00	$41.67	$41.67	$40.00	$291.69	$251.69	$500.00	$460.00
5950 - Miscellaneous Admin	$18.22	$20.83	$2.61	$36.44	$145.81	$109.37	$250.00	$213.56
Total ADMINISTRATIVE	**$1,662.60**	**$4,665.01**	**$3,002.41**	**$9,131.45**	**$28,155.07**	**$19,023.62**	**$47,730.00**	**$38,598.55**
COMMON AREA								
6200 - Janitorial/Cleaning Services	$500.00	$550.00	$50.00	$3,500.00	$3,850.00	$350.00	$6,600.00	$3,100.00
6300 - Landscape Maintenance	$1,700.00	$800.00	($900.00)	$4,500.00	$5,600.00	$1,100.00	$9,600.00	$5,100.00
6305 - River Bank Weed Control	$683.00	$125.00	($558.00)	$3,041.00	$875.00	($2,166.00)	$1,500.00	($1,541.00)
6330 - Landscape - Other	$0.00	$83.33	$83.33	$0.00	$583.31	$583.31	$1,000.00	$1,000.00
6450 - Pool/Spa Maintenance	$850.00	$950.00	$100.00	$6,800.00	$6,650.00	($150.00)	$11,400.00	$4,600.00
6455 - Pool/Spa Repairs	$0.00	$208.33	$208.33	$0.00	$1,458.31	$1,458.31	$2,500.00	$2,500.00
6456 - Pool Gate Repairs	$0.00	$125.00	$125.00	$0.00	$875.00	$875.00	$1,500.00	$1,500.00
6460 - Pool/Spa Supplies	$299.00	$291.67	($7.33)	$1,549.00	$2,041.69	$492.69	$3,500.00	$1,951.00
6465 - Pool Gate Cards	$0.00	$16.67	$16.67	$0.00	$116.69	$116.69	$200.00	$200.00
6500 - Repairs & Maintenance - Common Area	$0.00	$166.67	$166.67	$0.00	$1,166.69	$1,166.69	$2,000.00	$2,000.00
6510 - Repairs & Maintenance: Buildings	$0.00	$0.00	$0.00	$13.99	$0.00	($13.99)	$0.00	($13.99)
6511 - Repairs & Maintenance: Electrical	$0.00	$0.00	$0.00	$3,625.00	$0.00	($3,625.00)	$0.00	($3,625.00)
6512 - Repairs & Maintenance: Decks	$0.00	$41.67	$41.67	$0.00	$291.69	$291.69	$500.00	$500.00
6530 - Repairs & Maintenance: Irrigation	$0.00	$125.00	$125.00	$0.00	$875.00	$875.00	$1,500.00	$1,500.00
6550 - Repairs & Maintenance: Lighting	$0.00	$291.67	$291.67	$1,019.28	$2,041.69	$1,022.41	$3,500.00	$2,480.72
6565 - Repairs & Maintenance: Painting	$0.00	$83.33	$83.33	$0.00	$583.31	$583.31	$1,000.00	$1,000.00
6570 - Repairs & Maintenance: Plumbing	$0.00	$500.00	$500.00	$0.00	$3,500.00	$3,500.00	$6,000.00	$6,000.00
6575 - Repairs & Maintenance: Signage	$0.00	$20.83	$20.83	$0.00	$145.81	$145.81	$250.00	$250.00
6585 - Repairs & Maintenance: Hydrant	$0.00	$83.33	$83.33	$0.00	$583.31	$583.31	$1,000.00	$1,000.00
6598 - Repairs & Maintenance - Lift Station	$450.00	$500.00	$50.00	$7,150.00	$3,500.00	($3,650.00)	$6,000.00	($1,150.00)
6605 - Security Services	$0.00	$62.50	$62.50	$0.00	$437.50	$437.50	$750.00	$750.00
6680 - Supplies - Common Area Furniture	$0.00	$41.67	$41.67	$0.00	$291.69	$291.69	$500.00	$500.00
6685 - Engineering Planning	$0.00	$416.67	$416.67	$0.00	$2,916.69	$2,916.69	$5,000.00	$5,000.00
6700 - Water Meter Upgrades	$0.00	$833.33	$833.33	$0.00	$5,833.31	$5,833.31	$10,000.00	$10,000.00

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Operating

7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
6800 - Tree Removal & Maintenance	$1,040.00	$125.00	($915.00)	$1,040.00	$875.00	($165.00)	$1,500.00	$460.00
Total COMMON AREA	**$5,522.00**	**$6,441.67**	**$919.67**	**$32,238.27**	**$45,091.69**	**$12,853.42**	**$77,300.00**	**$45,061.73**
TAXES/OTHER EXPENSES								
8280 - Annual Corporate & BOI Reporting	$0.00	$0.00	$0.00	$5.00	$275.00	$270.00	$275.00	$270.00
8600 - Reserve Study	$2,550.00	$0.00	($2,550.00)	$2,550.00	$0.00	($2,550.00)	$1,500.00	($1,050.00)
8800 - Taxes - Federal	$0.00	$0.00	$0.00	$0.00	$50.00	$50.00	$50.00	$50.00
8840 - Taxes - Property	$0.00	$0.00	$0.00	$2,119.39	$0.00	($2,119.39)	$2,000.00	($119.39)
8850 - Taxes - State	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50.00	$50.00
Total TAXES/OTHER EXPENSES	**$2,550.00**	**$0.00**	**($2,550.00)**	**$4,674.39**	**$325.00**	**($4,349.39)**	**$3,875.00**	**($799.39)**
UTILITIES								
7050 - Internet for Pool Gate	$39.95	$62.50	$22.55	$319.60	$437.50	$117.90	$750.00	$430.40
7100 - Electricity	$519.26	$625.00	$105.74	$3,417.33	$4,375.00	$957.67	$7,500.00	$4,082.67
7300 - Gas	$95.60	$291.67	$196.07	$1,862.11	$2,041.69	$179.58	$3,500.00	$1,637.89
7510 - Telephone - Gates	$0.00	$25.00	$25.00	$0.00	$175.00	$175.00	$300.00	$300.00
7900 - Water/Sewer	$812.01	$458.33	($353.68)	$4,699.62	$3,208.31	($1,491.31)	$5,500.00	$800.38
7910 - Sewer System - Maint. Contract	$0.00	$833.33	$833.33	$4,500.00	$5,833.31	$1,333.31	$10,000.00	$5,500.00
7915 - Sewer System Inspection	$0.00	$416.67	$416.67	$0.00	$2,916.69	$2,916.69	$5,000.00	$5,000.00
Total UTILITIES	**$1,466.82**	**$2,712.50**	**$1,245.68**	**$14,798.66**	**$18,987.50**	**$4,188.84**	**$32,550.00**	**$17,751.34**
Total Expense	**$11,201.42**	**$13,819.18**	**$2,617.76**	**$60,842.77**	**$92,559.26**	**$31,716.49**	**$161,455.00**	**$100,612.23**
Operating Net Income	**$864.81**	**($364.60)**	**$1,229.41**	**$33,541.05**	**$1,622.80**	**$31,918.25**	**$0.00**	**($33,541.05)**

RIO BUENA VISTA HOMEOWNERS' ASSOCIATION

INCOME STATEMENT - Reserve

7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026			1/1/2026 - 7/31/2026				
Accounts	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Annual Budget**	**Remaining Budget**
Reserve Income								
INCOME								
4610 - Interest Income - Reserve	$61.86	$0.00	$61.86	$403.23	$0.00	$403.23	$0.00	($403.23)
Total INCOME	**$61.86**	**$0.00**	**$61.86**	**$403.23**	**$0.00**	**$403.23**	**$0.00**	**($403.23)**
TRANSFER BETWEEN FUNDS								
9000 - Transfer From Operating	$3,423.75	$0.00	$3,423.75	$23,966.25	$0.00	$23,966.25	$0.00	($23,966.25)
Total TRANSFER BETWEEN FUNDS	**$3,423.75**	**$0.00**	**$3,423.75**	**$23,966.25**	**$0.00**	**$23,966.25**	**$0.00**	**($23,966.25)**
Total Reserve Income	**$3,485.61**	**$0.00**	**$3,485.61**	**$24,369.48**	**$0.00**	**$24,369.48**	**$0.00**	**($24,369.48)**
Reserve Net Income	**$3,485.61**	**$0.00**	**$3,485.61**	**$24,369.48**	**$0.00**	**$24,369.48**	**$0.00**	**($24,369.48)**
Reserve Net Income	**$3,485.61**	**$0.00**	**$3,485.61**	**$24,369.48**	**$0.00**	**$24,369.48**	**$0.00**	**($24,369.48)**